



Glasgow City Council

Local Review Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

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Item 1

12th March 2024

**23/00090/LOCAL - Alterations to boundary wall and garden to form
vehicular access and parking area at 4 Turnberry Avenue**

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the
above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 23

Citywide: n/a

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

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1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS

- 1.1 The site consists of a detached 2-storey villa on the east side of Turnberry Avenue. It is finished in cream painted stone, with a hipped grey slate roof.
- 1.2 The front garden is laid to lawn with areas of planting and is enclosed by an approximately 0.6m high wall with a 1.3m high hedge above to Turnberry Road.
- 1.3 Pedestrian access is provided via a path composed of paving stones that leads from a cast iron gate on the street to the property entrance. There are also cast iron gate posts and approximately 1 metre wide sections of cast iron fence to either side of the entrance gate, on top of the wall. There is no vehicular access to the stie.
- 1.4 It is within a residential area and Glasgow West Conservation Area. The surrounding properties on Turnberry Avenue are similar in style and materials.
- 1.5 It is proposed to remove the gate, gateposts and a 1.8m wide section of each of the adjacent areas of wall and hedge to create a 3.85m wide vehicle access to the front garden area and parking space for 2 cars.
- 1.6 The lawn is to be replaced with gravel. Approximately the first 0.8 metres of the driveway is to be composed of granite cobbles and the paving stone path, areas of planting and boundary wall and hedge are to be retained.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan policies and Supplementary Guidance are:

NPF 4 Policy 7 Historic Assets and Places

CDP1 The Placemaking Principle
CDP2 Sustainable Spatial Strategy
CDP9 Historic Environment
CDP11 Sustainable Transport

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

- 3.1 The reasons for refusal are set out below:

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

02. The development proposal is contrary to the National Planning Framework 4 adopted 2023 - Policy 7 Historic Assets and Places, Policy 13 Sustainable Transport and the Glasgow City Development Plan adopted 2017 - CDP1 &

SG1, Part 2 The Placemaking Principle, CDP9 & SG9 Historic Environment and CDP11 & SG11 Sustainable Transport Strategy as specified below, and there is no overruling reason to depart therefrom.

03. The proposed formation of two car parking spaces to the front garden of the dwelling would detract from the visual amenity of the surrounding Glasgow West Conservation area and from the leafy character of the garden setting. This is contrary to NPF4, Policy 7 Historic Places and Assets and, CDP9 and SG9 Historic Environment of the City Development Plan.

04. The proposed formation of surface car parking spaces to the front garden of the dwelling located within Glasgow West Conservation Area would negatively affect the setting of the existing garden space and does not contribute to the provision of sustainable transport which is contrary to NFP4 - Policy 13 Sustainable Transport and CDP11 and SG11 Sustainable Transport Strategy of the City Development Plan.

4 APPEAL STATEMENT & OTHER RELEVANT DOCUMENTS

4.1 A summary of the material points raised in the appeal statement is given below:

- The conditions at Turnberry Avenue are unique to this property. The street is very narrow with inadequate space to turn a car.
- Three of the villas have off-street parking with no. 4 being the only property facing onto Turnberry Avenue without, therefore the proposal will not have a detrimental impact on the existing streetscape.
- The proposal is very similar to the existing situation at 3 Turnberry Avenue which was granted planning permission in 2019 and would achieve an overall balance within the streetscape.
- The prohibition of off-street parking will not reduce car ownership but will simply mean that residents will be forced to park in the street.
- Under supplementary planning guidance SG11 any new housing within the conservation area would be required to have off-street car parking within the curtilage at a minimum standard of 1.25 spaces per dwelling, therefore the provision of parking cannot be inconsistent with the Council's sustainable transport policy.
- The appellant drives electric vehicles that require to be charged and car charging points are not available on street.
- The proposal will improve road safety by allowing the residents and visitors to the property to turn and exit Turnberry Avenue in a forward gear.
- In streetscapes of semi-detached and detached villas within the conservation area, the normal condition is to have a form of forecourt parking.

4.2 The applicant requested that a site inspection be undertaken in the determination of the review.

- 4.3 As the site is within Glasgow West Conservation Area, the Conservation Area Appraisal is relevant in this case.
- 4.4 The property is identified as an unlisted building of merit within Hyndland and Partickhill Character Area.
- 4.5 The key challenges identified for the Conservation Area include:
- the loss of original architectural details;
 - the use of inappropriate materials;
 - the lack of coherent boundary treatments due to the loss of original boundaries and inappropriate replacements; and
 - development within gardens and loss of garden space, including by the creation of parking within plots and the alteration or removal of boundary walls or gate-piers.

5 REPRESENTATIONS AND CONSULTATIONS

- 5.1 There were 4 representations to the application, including from Friends of Glasgow West and the Architectural Heritage Society of Scotland. 3 object to the proposal and one is in support. The following points are raised:
- The proposal will provide in curtilage parking with minimum impact on the streetscape and with the benefit of the existing stone wall being repaired and maintained.
 - The proposal will improve on street parking and road safety in the street by creating a turning area for owners who would otherwise have to reverse down the street.
 - The proposal will allow the provision of EV charging on site in future.
 - The proposal will destroy the original cast iron gate pillars and fence, which are one of only 3 remaining examples in the area. These should be kept and reinstated.
 - The entrance at no. 3 is not original and to replicate this is inaccurate and will confuse the original design concept.
 - The proposal is contrary to the SG9 paragraph 2.129
 - The proposal would remove all the front amenity space of the villa and be contrary to SG9.

- 5.2 There were no consultations undertaken and no representations were received to the review.

6 COMMITTEE CONSIDERATIONS

- 6.1 The key issues for Committee to consider are:

NPF4 Policy 7 Historic Assets and Places

Policy Intent: To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials.

e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

SG9 Historic Environment

Design Guidance for Listed Buildings and Properties in Conservation Areas

Conservation Areas

The guidance seeks to enhance the character and appearance of Glasgow's Conservation Areas.

Smaller and incremental changes can significantly erode the quality and appearance of the City's historic buildings and spaces that contribute to the character of Conservation Areas.

All proposals for new development in, or affecting the setting of Conservation Areas, must:

- preserve and enhance the special character and appearance of the area and respect its historic context.
- be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;

Proposals for alterations, or extensions, to unlisted buildings in Conservation Areas must:

- respect and complement the period, style and architectural character of the building;
- avoid the loss of existing traditional features of value; and
- not erode the character of the building or Conservation Area by the use of inappropriate design details or poor quality materials

Works Affecting the Exterior of Listed Buildings and Unlisted Buildings in Conservation Areas

Retention of Original Features

Original exterior features including wrought iron balconies, statuary, urns, gargoyles, flying buttresses, clock towers, boundary walls, railings, gates on unlisted buildings in Conservation Areas etc. contribute to the character of the City's Listed Buildings and Conservation Areas. All original exterior features

should be retained in situ, repaired, reinstated or replaced, if necessary to match existing original design and materials.

Development in the Curtilage of Listed Buildings and Properties in Conservation Areas Including New Buildings

Car Parking, Driveways, Garages and Outbuildings

Parking areas should not be formed within the front garden of a Listed Building or a dwelling within a Conservation Area, as this can detract from the visual amenity of the gardens and the surrounding area. It may also have an adverse impact on mature trees.

- An area of hedge atop a dwarf wall, along with a cast iron gate, gate posts and areas of fence are to be removed to allow the creation of vehicular access to the site. An area of lawn is also to be replaced with gravel to create 2 vehicle parking spaces.
- New natural stone posts are to be installed as gate piers and the existing wall is to be repaired with lime pointing. The existing stone path is to be reinstated and the first 0.8m of the entrance is to be laid with new granite cobbles, with the rest of the parking area finished in gravel.
- Committee should consider whether the proposal:
 - will protect and enhance the historic environment and the character and appearance of the conservation area and its setting;
 - is of a high standard of design, respects the local architectural and historic context and uses appropriate materials;
 - respects and compliments the period, style and architectural character of the building;
 - does not involve the loss of any existing traditional features of value.
- Committee should also consider whether the formation of front garden parking within a Conservation Area is acceptable in this case.

SG11 Sustainable Transport

Vehicle Parking

Car Park Design

The following design considerations apply:

- proposals should accord with the Council's Roads Development Guide requirements or any subsequent refresh;
- to minimise visual impact, surface level car parks should include high quality surfacing, boundary treatment and landscaping (including tree and shrub planting) within the parking area and, where appropriate, be screened with shrub or hedge planting;

- The proposed cobbles at the entrance to the driveway should be extended to the first 2 metres to keep the road free of gravel.
- The proposed parking area will be screened from the street by the boundary wall and hedge.
- Committee should consider whether the proposed parking area includes high quality surfacing, boundary treatment and landscaping and is adequately screened.

7 COMMITTEE DECISION

7.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions (see over for draft conditions);
- b. Refuse planning permission.

DRAFT CONDITIONS

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

02. A sample of stonework repairs shall be prepared to match the original natural stonework in every respect including colour, texture and coursing pattern for the inspection and written approval of the planning authority. No other work shall be begun on this aspect of the development until written approval has been issued by the planning authority.

Reason: To safeguard the amenity of the surrounding Conservation Area.

Reason: In order that the works do not detract from the appearance of the building.

03. All repointing of exterior stonework shall match the original pointing in every respect including mix of materials, colour and thickness.

Reason: To safeguard the amenity of the surrounding Conservation Area.

Reason: In order that the works do not detract from the appearance of the building.

04. Provision for new screening, to a minimum height of 1.8 metres, shall be made along the west boundary of the site between the north and south boundaries (excluding the vehicular access) should the existing screening device (ie the hedge) be removed.

Reason: In order to safeguard residential amenity.

05. External materials shall be natural stone posts, lime pointing, stone paving, gravel and granite cobbles. Samples shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance of both the property itself and the surrounding area

Reason: In order to protect the visual amenity of the surrounding area.

06. No loose surface material shall be used on the first 2 metres of the driveway(s) from the front boundary of the curtilage

Reason: To keep the road free of such material in the interests of pedestrian and vehicular safety.

07. Any access gates shall open inwards only.

Reason: To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

08. TR25 The parking space(s) shall be used only for the parking of private cars and not for the parking of commercial vehicles

Reason: In order to safeguard residential amenity.

09. Before any work on the site is begun, a drawing showing the existing railings to either side of the entrance gate relocated to either side of the new vehicular entrance hereby approved shall be submitted to and approved in writing by the Planning Authority. The railings shall then be installed as shown in the approved drawings.

Reason: To safeguard the amenity of the surrounding Conservation Area.

2 Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality impacts as a result of this report? no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

n/a

What are the potential climate impacts as a result of this proposal?

n/a

Will the proposal contribute to Glasgow's net zero carbon target?

n/a

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

3 Recommendations

That Committee consider the content of this report in coming to their decision.